



300 Colinton Mains Road

Colinton Mains, Edinburgh, EH13 9BS



VMH ESTATE AGENTS



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Sleek and stylish 2 bedroomed upper villa situated close to excellent local amenities.

- Generous sitting/dining room
- Stylish well-appointed kitchen
- Two spacious double bedrooms
- Modern three-piece bathroom
- Gas central heating & double glazing
- Partially floored loft storage
- Private garden to the rear
- Private driveway

Offers Over: £215,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.



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About the Property

Situated in the popular Colinton Mains area, this sleek and stylish 2 bedroomed upper villa offers an ideal home for a young professional couple or a growing family.

Internally the property is well presented and complimented by modern fixtures and fittings throughout.

A large private driveway can be found to the front and a rear private garden with decking and a garden shed.

Extras

To include all fitted flooring and carpets, light fixtures, curtains and blinds, integrated fridge/freezer, washing machine, electric oven and gas hob in the sale.





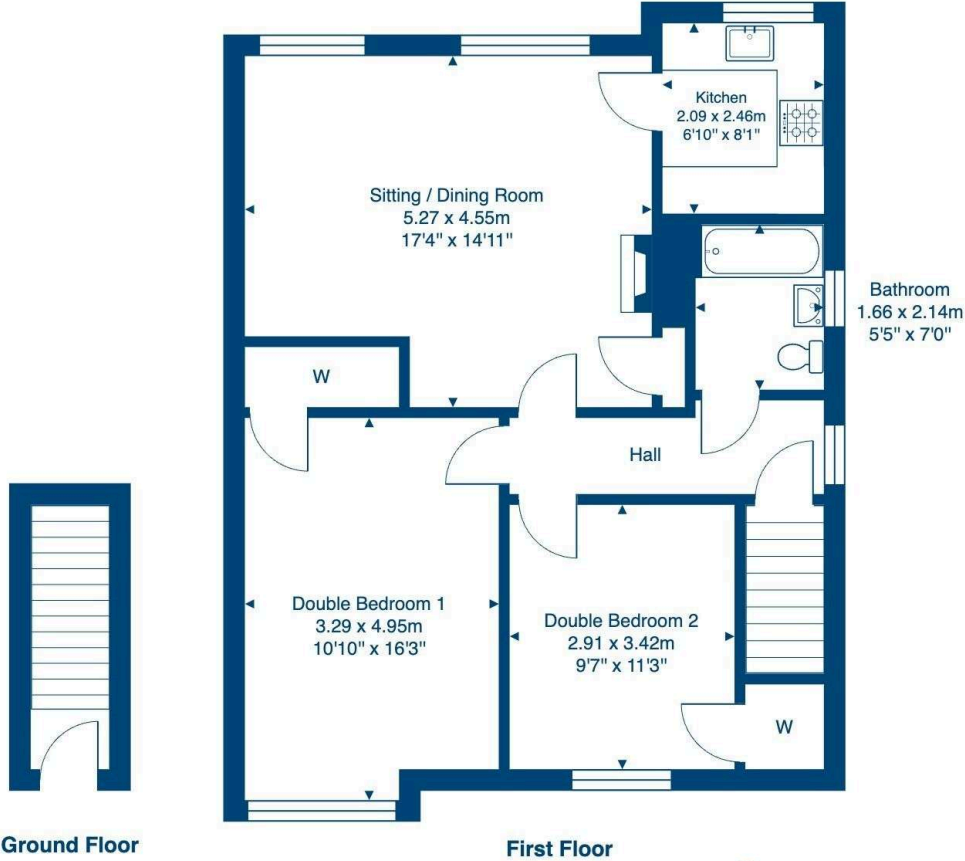
Location

Colinton Mains is a quiet residential area within a few miles of the city centre. There are good local amenities including a Tesco superstore and the Gyle Shopping Centre is a short drive away offering a wide range of high street stores. Nearby leisure facilities include golf courses, Craiglockhart sports centre, Hillend ski slope and the many walks in the foothills of the Pentland Hills. Colinton Mains is well served for both primary and secondary schools. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh and the Forth Road Bridge. There is also a regular bus service to and from the city centre.



Floor Plan

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Total Area: 71.0 m² ... 764 ft²
All measurements are approximate and for display purposes only.





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